



Staff Report for Item 19

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: June 28, 2016

Applicant: One Call Construction

Application Number: H16-01-0741

Address: #626 Grinnell Street

Description of Work:

After-the-fact application. Installation of accordion shutters.

Site Facts:

The frame vernacular structure at 626 Grinnell Street is listed as a contributing resource, constructed c.1906. Currently the sides of the structure have accordion shutters installed. They were installed sometime after the late 1990s and without a Certificate of Appropriateness.

Guidelines Cited in Review:

Shutters, (pages 30-31), specifically first paragraph and guidelines 2, 3, 4, 5 and 6.

Staff Analysis

The Certificate of Appropriateness proposes the after-the-fact installation of accordion shutters. The shutters were installed on the sides and rear of the contributing house, including the original fenestrations on the sides of the building.

Consistency with Guidelines

1. The guidelines recognize shutters as significant features of a building, and that wooden shutters are the historically appropriate material for contributing buildings.

2. Guideline 2 recognizes that replacement of shutters should be on an in-kind basis and recommends specific rot-resistant woods.
3. The guidelines are clear that accordion shutters may be allowed on new commercial structures or “may be appropriate on other types of buildings when reasonably concealed. These shutters will be considered on a case-by-case basis.” To staff’s knowledge, the HARC Commission has never approved accordion shutters on a contributing building, especially when the shutters are on the original fenestrations of the building.

It is staff’s opinion that the proposed accordion shutters are not appropriate for this contributing building. The proposal is inconsistent with the guidelines related to shutters, and the approval will set a new precedent for allowing accordion shutters to be installed on historic buildings in the historic district.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____ %		

ADDRESS OF PROPOSED PROJECT:	626 Grinnell Street, Key West FL 33040		# OF UNITS
RE # OR ALTERNATE KEY:	1011312		
NAME ON DEED:	BELLAND CHRISTOPHER C	PHONE NUMBER	305-923-1987
OWNER'S MAILING ADDRESS:	626 Grinnell Street	EMAIL	cbelland@historictours.com
	Key West FL 33040		
CONTRACTOR COMPANY NAME:	One Call Construction	PHONE NUMBER	305-294-0945
CONTRACTOR'S CONTACT PERSON:	David Pouliot	EMAIL	dave@constructionkeywest.com
ARCHITECT / ENGINEER'S NAME:		PHONE NUMBER	
ARCHITECT / ENGINEER'S ADDRESS:		EMAIL	

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT: \$ 150.00

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE:	<input type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE _____	
	<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input checked="" type="checkbox"/> EXTERIOR	<input checked="" type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

*Installation of Accordion Shutters - see pictures.
Per Request of Code Compliance.*

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	QUALIFIER PRINT NAME: David Pouliot
OWNER PRINT NAME:	QUALIFIER SIGNATURE: <i>[Signature]</i>
OWNER SIGNATURE:	Notary Signature as to qualifier: <i>[Signature]</i>
Notary Signature as to owner:	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>23rd</u> DAY OF <u>May</u> , 20 <u>16</u>
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____	
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS
 RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
<i>Shutter on exterior of house</i>	<i>See picture.</i>	<i>Accordion Shutters.</i>

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW				
___ APPROVED		___ NOT APPROVED		___ DEFERRED FOR FUTURE CONSIDERATION		___ TABLED FOR ADD'L. INFO.	
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:			
REASONS OR CONDITIONS:							
STAFF REVIEW COMMENTS:							
HARC PLANNER SIGNATURE AND DATE:				HARC CHAIRPERSON SIGNATURE AND DATE:			

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:	
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:		
				DATE:	



THE CITY OF KEY WEST
Code Compliance Division

P.O. BOX 1409
KEY WEST, FL 33041
(305) 809-3740

NOTICE OF CODE VIOLATION

DATE: March 11, 2016
RE: CASE NUMBER 16-00000239

CERTIFIED MAIL RECEIPT#: 7013 2630 0000 9542 8613

To:
Mr. Christopher Belland & Piper Smith
626 Grinnell Street
Key West, Florida 33040

Subject Address:
626 Grinnell Street
Key West, Florida 33040

According to the records of The City of Key West, you are the current property owner/ representative or the business owner at the above-referenced property. You are hereby noticed that your property is in violation of the City of Key West Code of Ordinances for the following reason(s):

COUNT 1-2

Sec. 14-37. - Building permits; professional plans; display of permits; address; exceptions.

(a)

Building permit required; display. Building permits shall be procured from the chief building official before performance of any work or construction of any character, whether permanent or temporary. Within 48 hours after it is issued, the applicant must cause the permit to be posted and displayed at the work site so that it is readily visible from an adjacent public street throughout the term of the work. No work shall be performed unless a proper permit is so posted.

Inspections may not be performed if the permit is not posted and address numbers are not a minimum of 4" high and clearly visible from the street.

Exception 1: Total contract price less than \$1,000.00 per FBC Sect. 105.2.2 Minor Repairs. Ordinary minor repairs may be made with the approval of the chief building official without a building permit, provided the repairs do not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangements of parts of a structure affecting the egress requirements; additionally, ordinary minor repairs shall not include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electrical circuit wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes.

Any new electrical circuits or wiring will require a permit.

U

Any new plumbing fixtures or piping will require a permit.

Exception 2: Painting, both interior and exterior, residential or commercial does not require a permit. Tile repair or installation, floor covering, including carpet, laminate, resilient, and wood, both residential and commercial, do not require a permit.

Work that falls under the \$1,000.00 threshold for a building permit may be performed only by the property owner or a licensed contractor. Unlicensed workers, including 'handymen' are not allowed to conduct any type of work to a residential or commercial structure.

(b)

Professional plans required. Professional plans shall be required as follows:

(1)

Plans for work requiring a building permit shall be submitted in multiple sets, as determined by the chief building official, to the chief building official and shall be prepared by, and bear the seal of, an architect or structural engineer duly registered in the state, except if the work is by the owner-occupant upon a one- or two-family residence, and the work is cosmetic, nonstructural repair, alteration or addition.

(2)

Notwithstanding subsection (b)(1) of this section, plans for work which requires a building permit and which involves mechanical, plumbing or electrical repairs, alterations or additions shall be prepared by and shall bear the impress seal of an engineer duly registered in the state, as reasonably required in the interest of health and safety by the chief building official.

(3)

The chief building official may waive the requirements in [subsection] (b)(1) and/or (2) by special permission.

(Code 1986, § 31.010; Ord. No. 15-06, § 1, 4-7-2015)

COUNT 2-2

Sec. 14-40. - Permits in historic districts.

(a)

Requirements. No building or work permit required by this Code for work in the historic zoning districts of the city or in tidal waters contiguous to and within 600 feet of the historic zoning districts shall be issued until a certificate of appropriateness has been granted by vote of the historic architectural review commission (HARC), attested by signature of its presiding member, and until the chief building official finds that the building or work permit conforms to all laws and regulations of the city.

(b)

Contents. All permits issued by the city shall show the nature and extent of the intended work in detail sufficient to demonstrate that the project is consistent with all city laws and regulations and of HARC.

(c)

[Scope, etc.] Building permit application shall be identical in scope, description and elevation views of the HARC project.

(d)

Stop work order; penalty. The chief building official is authorized to post a signed and dated notice to stop work on any site on which work is being performed in violation of the city laws and regulations or of HARC. Any person shall be guilty of an offense punishable as provided in [section 1-15](#) if the person:

(1)

Performs work with actual or constructive knowledge that the work site has been posted by such notice, which notice has not been withdrawn by a dated, signed order of the chief building official; or

(2)

Removes, defaces, conceals or alters such notice to stop work, without a dated, signed authorization of the chief building official.

Where such offenses are of a continuing nature, no two separate offenses shall be charged against the same person within any one-hour period.

(Code 1986, §§ 31.013, 31.014, 31.016; Ord. No. 15-06, § 1, 4-7-2015)

TO WIT: Responding to this complaint I visited the property on Thursday March 10th, 2016. Upon arrival I was approached by property owner Mr. Christopher Belland. I explained to Mr. Belland the purpose of my inspection and I advised him that after finding no records that the accordion shutters were installed with the required permits I was going to request building files from Tampa to investigate further. After reviewing the information obtained on Friday March 11, 2016 it was found that no building permit and / or certificate of appropriateness was obtained, I visited the residence again and explained my findings to Mr. Belland. Property owner, Mr. Christopher Belland is aware of the corrective action (s) to be taken to achieve compliance and was informed of this notice.

CORRECTIVE ACTION: Please apply and obtain after the fact building permit and HARC certificate of appropriateness for the accordion shutters or remove them.

Florida Statutes Chapter 162 and Key West Code of Ordinances Article VI authorize code enforcement proceedings. You have ten (10) days after receipt of this notice to take corrective action on the above-described violation(s). **PLEASE CONTACT THE UNDERSIGNED CODE COMPLIANCE OFFICER** so that we can assist you in achieving compliance and scheduling a re-inspection. **If corrective action is not taken within the specified 10 days, this matter will be referred to The Special Magistrate for an administrative non-criminal hearing concerning the alleged violation(s).**

The violation listed herein does not necessarily constitute all the violations that may exist with regard to this matter/property. Lack of enforcement proceedings at this time does not constitute a waiver of the right to any future notices of violations.

IF THE VIOLATION IS CORRECTED AND THEN RECURS OR IF THE VIOLATION IS NOT CORRECTED BY THE TIME SPECIFIED BY THE CODE OFFICER, THE CASE MIGHT BE PRESENTED TO THE SPECIAL MAGISTRATE EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING DATE.

PER FLORIDA STATUTES SECTION 162.09, YOUR FAILURE TO CORRECT THE VIOLATION (S) MAY RESULT IN THE IMPOSITION OF A FINE OF UP TO \$250.00/DAY, AND \$500.00/DAY FOR A REPEAT VIOLATION. IF THE VIOLATION (S) IS IRREPARABLE OR IRREVERSIBLE, A FINE OF UP TO \$5000.00 MAY BE IMPOSED BY THE SPECIAL MAGISTRATE. FINES MAY BE IMPOSED ON A PER DAY/ PER VIOLATION BASIS.

FINES THAT ARE NOT PAID MAY BECOME LIENS UPON YOUR PROPERTY AND BE RECORDED IN THE PUBLIC RECORDS OF MONROE COUNTY.



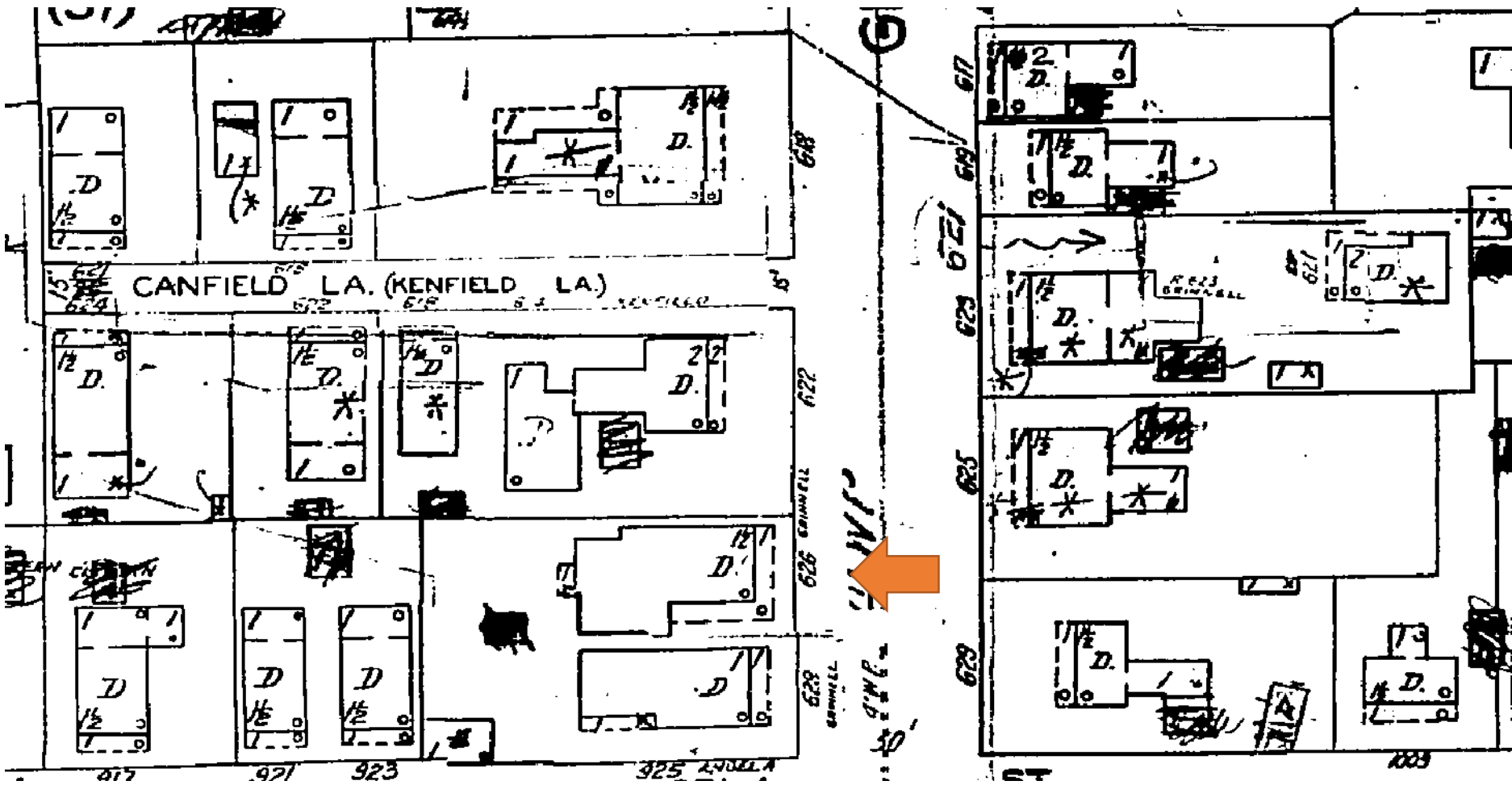
Leonardo Hernandez
Code Compliance Officer
City of Key West
(305) 809-3730 Desk
(305) 797-8701 Cell

lhernandez@cityofkeywest-fl.gov

Work schedule M-F 3pm-12am



SANBORN MAPS



1962 Sanborn Map

PROJECT PHOTOS



Property Appraiser's Photograph, c. 1965. Monroe County Public Library.















NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 28, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**AFTER-THE-FACT APPLICATION. INSTALLATION OF
ACCORDION SHUTTERS.**

FOR- #626 GRINNELL STREET

Applicant – One Call Construction

Application #H16-01-0741

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1011312 Parcel ID: 00011020-000000

Ownership Details

Mailing Address:

BELLAND CHRISTOPHER C
626 GRINNELL ST
KEY WEST, FL 33040-7177

All Owners:

BELLAND CHRISTOPHER C, SMITH PIPER L H/W

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

Section-

Township- 06-68-25

Range:

Property Location: 626 GRINNELL ST KEY WEST

Legal Description: KW PT LOT 1 SQR 57 H3-98 OR64-371/72 OR249-513/14 OR665-454-459 OR910-2477AFF OR1039-1062/1063P/R OR1747-2095/96 OR1747-2097/99 OR1747-2100/01 OR1747-2102/03 OR1747-2104/05 OR1747-2106/11E OR1987-1343/45R/S OR1987-1346/48 OR2731-1383/84

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	0	0	3,456.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 2529
 Year Built: 1908

Building 1 Details

Building Type R1
Effective Age 16
Year Built 1908
Functional Obs 0

Condition A
Perimeter 324
Special Arch 0
Economic Obs 0

Quality Grade 600
Depreciation % 18
Grnd Floor Area 2,529

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type IRR/CUSTOM

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 FCD/AIR DUCTED

Heat 2 NONE

Bedrooms 2

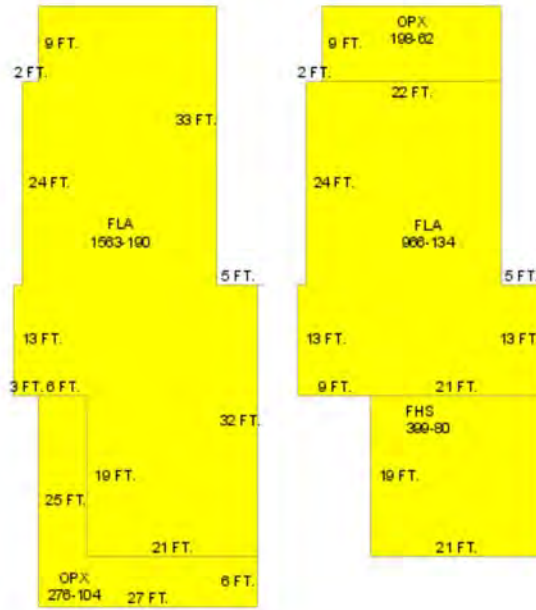
Heat Src 1 ELECTRIC

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
3 Fix Bath 2
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1989	N Y	0.00	0.00	1,563
2	OPX		1	1989		0.00	0.00	276
4	FLA	12:ABOVE AVERAGE WOOD	1	1989	N Y	0.00	0.00	966
5	FHS	12:ABOVE AVERAGE WOOD	1	1989	N Y	0.00	0.00	399
6	OPX		1	2002		0.00	0.00	198

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	273 SF	39	7	1986	1987	2	30
3	FN2:FENCES	390 SF	65	6	1979	1980	4	30
6	FN2:FENCES	140 SF	35	4	1988	1989	2	30
7	PT5:TILE PATIO	24 SF	0	0	2002	2003	4	50
8	PT5:TILE PATIO	42 SF	0	0	2002	2003	1	50
9	PO4:RES POOL	128 SF	16	8	2002	2003	5	50
10	HT2:HOT TUB	1 UT	0	0	2002	2003	2	50

Appraiser Notes

2013-11-25 MLS \$1,379,000 2/3 VERY MOTIVATED SELLER; OFFERS ENCOURAGED. GRACIOUS HOME WITH LARGE, COMFORTABLE LIVING AREAS HIDDEN BEHIND THE FACADE OF A CONCH COTTAGE. CURRENTLY CONFIGURED AS A TWO BEDROOM /THREE FULL BATH HOME, THIS PROPERTY HAS THE POTENTIAL AND SQUARE FOOTAGE FOR RECONFIGURATION TO A THREE BEDROOM HOME. FORMAL LIVING AND DINING ROOMS, A MASTER BEDROOM WITH PRIVATE PORCH AND A HEATED POOL AND SPA IN A SECLUDED SETTING MAKE THIS A PROPERTY THAT SHOULD BE SEEN BY ANYONE INTERESTED IN THE OLD TOWN AREA. PLENTY OF STORAGE & CLOSET SPACE. HURRICANE SHUTTERS ALL AROUND, SOLAR ASSISTED HOT WATER AND FOUR ZONE A/C ARE AMONG THE MANY CONVENIENCE AND GREEN LIVING FEATURE

2011-04-26 MLS SEE626GRINNELL.COM

3/11/04: SOLD FOR \$1,325,000 - BKC

2012-03-09 MLS \$1,175,000 2/3 MAJOR PRICE REDUCTION. GRACIOUS HOME WITH LARGE, COMFORTABLE LIVING AREAS HIDDEN BEHIND THE FACADE OF A CONCH COTTAGE. CURRENTLY CONFIGURED AS A TWO BEDROOM /THREE FULL BATH HOME, THIS PROPERTY HAS THE POTENTIAL AND SQUARE FOOTAGE FOR RECONFIGURATION TO A THREE BEDROOM HOME. IT IS A SUPERB RENOVATION WITH PLENTY OF SPACES TO LIVE IN AND ENJOY, LOCATED IN A GREAT AREA. FORMAL LIVING AND DINING ROOMS, A MASTER BEDROOM WITH PRIVATE DECK AND A HEATED POOL AND SPA IN A SECLUDED SETTING MAKE THIS A PROPERTY THAT SHOULD BE SEEN BY ANYONE INTERESTED IN THE OLD TOWN AREA. PLENTY OF STORAGE & CLOSET SPACE. HURRICANE SHUTTERS ALL AROUND, SOLAR ASSISTED HOT WATER AND FOUR ZONE A/C ARE AMONG THE MANY CONVENIENCE AND GREEN LIVING FEATURE

2011-02-17 MLS \$1,389,400 2/3 CURRENTLY CONFIGURED AS A TWO BEDROOM /THREE FULL BATH HOME, THIS PROPERTY HAS THE POTENTIAL AND SQUARE FOOTAGE FOR RECONFIGURATION TO A THREE BEDROOM HOME. IT IS A SUPERB RENOVATION WITH PLENTY OF SPACES TO LIVE IN AND ENJOY, LOCATED IN A GREAT AREA. FORMAL LIVING AND DINING ROOMS, A MASTER BEDROOM WITH PRIVATE DECK AND A HEATED POOL AND SPA IN A SECLUDED SETTING MAKE THIS A PROPERTY THAT SHOULD BE SEEN BY ANYONE INTERESTED IN THE OLD TOWN AREA. HURRICANE SHUTTERS ALL AROUND, SOLAR ASSISTED HOT WATER AND FOUR ZONE A/C ARE AMONG THE MANY CONVENIENCE AND GREEN LIVING FEATURES

2002 - PROPERTY WAS CHANGED FROM A 2 FAMILY TO A SINGLE FAMILY. 2003-05-02 (005) ASKING \$1,375,000 FROM THE KWCITZEN

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
15-1944	05/20/2015	02/09/2016	1,800		WALL DEMO CONSISTS OF NON STRUCTURAL WALLS FOR BOTH FLOORS. GROUND FLOOR: REMOVAL OF ENTERTAINMENT CLOSET IN LIBRARY, KITCHEN FINISHES, WALL MATERIAL AS NECESSARY IN KITCHEN FOR ELECTRICAL AND PLUMBING UPGRADES AND WALL BETWEEN KITCHEN AND BREAKFAST NOOK. SECOND FLOOR: REMOVAL OF RAILING ON PORCH AREA, TWO VANITIES IN MASTER BATHROOM. BI-FOLD DOORS IN STUDD (IN CLOSET), WALL IN STUDY BETWEEN BOTH CLOSETS, HALF RAILINGS ON TOP OF STAIRWAY, RAILINGS ON GUEST BEDROOM SIDE , CARPET IN MASTER BEDROOM AND CARPET IN GUEST BEDROOM TO EXPOSE WOOD FLOOR.

15-2325	06/15/2015	02/09/2016	7,500	100 AMP CIRCUIT PANEL, OUTLETS, KITCHEN AND LIBRARY FIXTURES, HARD-WIRE SMOKE DETECTORS. (FULL DESCRIPTION ATTACHED TO PLANS)
15-2274	06/15/2015	02/09/2016	3,500	INSTALLATION OF ROUGH PLUMBUNG: FOR WET BAR IN FLORIDA ROOM, IN KITCHEN FOR SINK, FOR POT FILLER OVER KITCHEN STOVE, CLAW FOOT TUB WAS REMOVED. REMOVE AND REPLACE TOILET IN LOWER BATHROOM. REMOVAL OF VANITY IN MASTER BATH.
15-2324	06/15/2015	02/09/2016	55,000	INTERIOR RENOVATION : KITCHEN, WET BAR, LIBRARY, STUDY, M/B, MASTER BATH, UPPER BEDROOM, UPPER COMMON ROOM AND STAIRWAY. ATTACHMENT TO PLANS HAS FULL SCOPE.
15-2375	08/20/2015	02/09/2016	12,000	EXT RENOVATION OF BACK YARD, EXTERIOR RENOVATION OF HOUSE, FLORIDA ROOMS AND WINDOWS, DAMAGE SIDING AND FASCIA, INSTALL NEW POOL GATE
04-0745	03/11/2004	09/29/2004	2,400	INTERIOR REPAIRS
B941241	04/01/1994	12/01/1994	900	REPLACE SIDING & PAINT
0104049	01/02/2002	09/04/2002	10,000	CENTRAL AC
01-4076	01/04/2002	09/04/2002	20,000	MASTER BEDRM & BATH
02-0301	02/08/2002	09/04/2002	16,700	POOL
02-0512	03/01/2002	09/04/2002	15,000	RENOVATIONS
03-2104	06/13/2003	09/15/2003	18,000	METAL SHINGLE ROOF
03-2112	06/13/2003	09/15/2003	800	PORCH ROOF

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	354,195	18,389	679,983	1,052,567	758,397	25,000	733,397
2014	340,390	17,103	685,897	1,043,390	752,378	25,000	727,378
2013	348,400	17,488	573,537	939,425	741,259	25,000	716,259
2012	352,404	17,874	525,442	895,720	728,868	25,000	703,868
2011	352,404	18,259	598,257	968,920	707,639	25,000	682,639
2010	358,681	18,646	319,854	697,181	697,181	25,000	672,181
2009	403,012	19,031	486,178	908,221	908,221	25,000	883,221
2008	374,427	19,417	602,823	996,667	996,667	25,000	971,667
2007	529,834	16,711	459,867	1,006,412	1,006,412	25,000	981,412
2006	964,442	17,045	327,247	1,308,734	1,256,098	25,500	1,230,598
2005	909,331	17,382	292,800	1,219,513	1,219,513	25,500	1,194,013
2004	488,187	17,745	241,129	747,061	747,061	747,061	0
2003	468,321	18,116	124,180	610,617	610,617	610,617	0
2002	497,317	3,410	106,440	607,167	607,167	607,167	0
2001	432,834	3,454	105,000	541,288	250,655	25,000	225,655
2000	445,564	3,805	66,500	515,869	242,100	25,000	217,100
1999	376,820	3,294	66,500	446,614	228,495	25,000	203,495
1998	241,862	2,451	66,500	310,813	208,157	25,000	183,157

1997	219,363	2,322	59,500	281,186	201,501	25,000	176,501
1996	144,635	1,686	59,500	205,821	186,900	25,000	161,900
1995	131,779	1,598	59,500	192,876	181,312	25,000	156,312
1994	113,879	1,484	59,500	174,863	174,863	25,000	149,863
1993	113,879	1,548	59,500	174,926	174,926	25,000	149,926
1992	114,225	1,624	59,500	175,349	175,349	25,000	150,349
1991	114,225	1,698	59,500	175,424	175,424	25,000	150,424
1990	113,408	1,782	46,375	161,565	161,565	25,000	136,565
1989	61,783	1,505	45,500	108,788	108,788	25,000	83,788
1988	50,661	1,134	40,250	92,045	92,045	25,000	67,045
1987	39,895	0	23,975	63,870	63,870	25,000	38,870
1986	40,082	0	23,100	63,182	63,182	25,000	38,182
1985	39,021	0	14,245	53,266	53,266	25,000	28,266
1984	36,781	0	14,245	51,026	51,026	25,000	26,026
1983	36,781	0	14,245	51,026	51,026	25,000	26,026
1982	37,425	0	14,245	51,670	51,670	25,000	26,670

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
3/25/2015	2731 / 1383	1,300,000	<u>WD</u>	<u>02</u>
3/11/2004	1987 / 1343	1,325,000	<u>WD</u>	<u>Q</u>
11/30/2001	1747 / 2095	625,000	<u>WD</u>	<u>O</u>

This page has been visited 152,170 times.

Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176